

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8767 Robert Pagel, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 31, 1966.

EFFECTIVE DATE OF ORDER: June 20, 1966

ORDERED:

That the appeal for permission to establish a private school (International Cultural Center) at 1716 New Hampshire Avenue, N.W., lot 69, square 153, be conditionally granted.

As a result of an inspection of the property by the Board and the record and the evidence adduced at the public hearing, the Board finds the following facts:

(1) This is a request to use premises 1716 New Hampshire Avenue, N.W., lot 69, square 153, in conjunction with 1726 New Hampshire Avenue, lot 813, square 153, as a private school to be known as the "Regent International Cultural Center."

(2) On March 30, 1966, the Board issued an Order in Appeal #8577 for the establishment of the Regent International Cultural Center at 1726 New Hampshire Avenue. The facts and opinion contained in that Order are made part of this Order by reference.

(3) The Board conducted an exterior inspection of the property on May 17, 1966. This corner lot is improved with a large gray stone 3-story building in seemingly good condition. The lot is triangular with 55.45 feet on New Hampshire Avenue, 75.90 feet on the south side, and 93.99 feet on Riggs Place.

(4) In the previous appeal No. 8577 it was stated that approximately 20 students would live in 1726 New Hampshire Avenue; however, with the premises 1716 becoming available and subject to the granting of this appeal, the owner stated that the former property might be used solely for residence purposes rather than as previously stated.

(5) Using both buildings appellant still expects an enrollment of 120 students.

(6) An occupancy permit was never obtained for 1726 New Hampshire Avenue because of the lack of parking. Premises 1716 New Hampshire Avenue also does not have adequate space for off-street parking. Therefore, appellant has filed a separate appeal, No. 8768 to provide 20 accessory off-street parking spaces to serve either or both buildings in relation to the total number of students anticipated.

(7) At the hearing appellant stated that any business or secretarial course taught at the Center would be incidental to the other courses.

(8) There was no objection to the granting of this appeal registered at the public hearing. However, a letter from the Dupont Circle Citizens Association is on record in opposition to the establishment of a trade or secretarial school on the premises.

OPINION:

The Board is of the opinion that the establishment of the school at 1716 New Hampshire Avenue in conjunction with the previously approved school at 1726 New Hampshire Avenue will be in harmony with existing uses in the neighborhood. Further, the establishment of the school will not impair the integrity and intent of the zoning plan as embodied in the regulations and maps.

In granting this appeal the Board modifies its Order of March 30, 1966, related to 1726 New Hampshire Avenue, Appeal No. 8577, to make the use of either or both properties for school purposes limited to 120 students and contingent upon execution of acceptable covenant for 20 parking spaces to be located on other property.

The approval given by this Order and by that in Appeal No. 8577 shall be limited to two years.